

# TOWN OF PLAINFIELD BOARD OF ZONING APPEALS

**DATE:** April 17, 2023  
**CASE NO.:** BZA-23-026  
**PETITIONER:** Indiana Home Realty for Todd Messer  
**REQUESTED ACTIONS:** Variance of Use to allow an Accessory Dwelling Unit to be constructed.  
**LOCATION:** 421 East Street  
**PARCEL SIZE:** 0.22 acres +/-  
**APPLICABLE REGULATIONS:** Plainfield Zoning Ordinance  
 Plainfield Subdivision Control Ordinance  
 Plainfield Comprehensive Plan



<b>EXISTING ZONING AND LAND USE</b>		<b>COMPREHENSIVE PLAN</b>	
<b>Site:</b>	R4 Medium Density Residential	<b>Site:</b>	SFD Single Family Detached
<b>North:</b>	R4 Medium Density Residential	<b>North:</b>	SFD Single Family Detached
<b>South:</b>	R4 Medium Density Residential	<b>South:</b>	SFD Single Family Detached
<b>East:</b>	R4 Medium Density Residential	<b>East:</b>	SFD Single Family Detached
<b>West:</b>	R4 Medium Density Residential	<b>West:</b>	HDR Historic District Residential

## **PROJECT DESCRIPTION**

The applicant is seeking approval of a Variance of Use to allow an Accessory Dwelling Unit to be constructed.

## **PLANNING OVERVIEW**

The site is located at the boundary of the Historic District Residential and the Single Family Detached future land uses as denoted in the 2016 Comprehensive Plan. This Historic District Residential designation on the plan provides more density, flexibility, as well as allowing an area to modify and evolve over time that the Single Family Detached does not—in essence, the Historic District Residential allows for the natural progression and regeneration of neighborhoods, while Single Family Detached is designed for new subdivisions that are assumed to be “constructed to completion” with little room or concern for the evolution of the area over time.

**HISTORIC DISTRICT RESIDENTIAL**

This land use category includes land within and adjacent to the Plainfield Downtown Historic District. Residential uses within this area could be predominantly single-family homes; however, more dense housing types such as townhomes and multi-family structures could also be permitted. Regardless of housing type, all residential uses within this category could emulate the architecture that defines the Plainfield Downtown Historic District.

## **STAFF COMMENTS, QUESTIONS AND CONCERNS**

1. The proposed accessory dwelling unit will gain access from the abutting alley to the rear and will not result in a curb cut to East Street.

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2. A review of the area around the subject property (*outlined in red*) shows that there are a multitude of homes either addressed as multiple tenant properties or shown on the county land database with multiple tenancy (green outline).

While neither methodology necessarily reflects all duplex-and-greater homes within the area, it does give an indication that the area certainly has a mix of tenancies.

3. The Zoning Ordinance Committee had deliberated on the allowance of Accessory Dwelling Units by right in this area to increase density, alleviate housing shortages, and to create a greater market for downtown businesses. It was finally decided that allowing by right in the Residential Flex District (*a new zoning district to be heard by the Town Council on April 24*) and a Variance of Use by the Board of Zoning Appeals would allow for this use to be judiciously used and studied for future review.



## MOTION

I move that the Plan Commission **approve / deny / continue** BZA-23-026 requesting Variance of Use to allow an Accessory Dwelling Unit to be constructed, finding that:

1. The approval **will not/will** be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance **will not/will** be affected in a substantially adverse manner;
3. The need for the variance **arises/does not arise** from some condition peculiar to the property involved;
4. The strict application of the terms of the Zoning Ordinance **will /will not** constitute an unnecessary hardship if applied to the property for which the variance is sought;
5. The approval **does not/does** interfere substantially with the Comprehensive Plan.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the plans and document approved by the Board.